HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

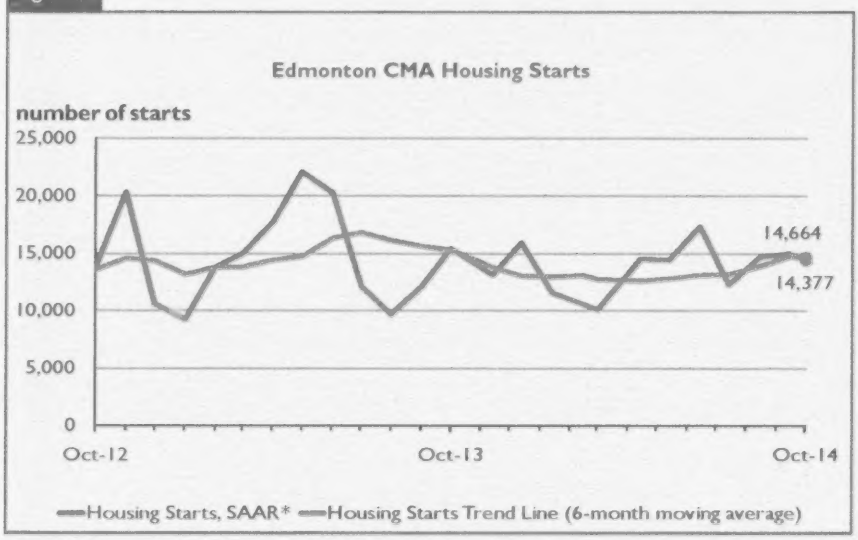
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2014

Highlights

- Actual housing starts decline in October
- Single-detached housing starts post double-digit per cent gain
- Multi-family starts move lower

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

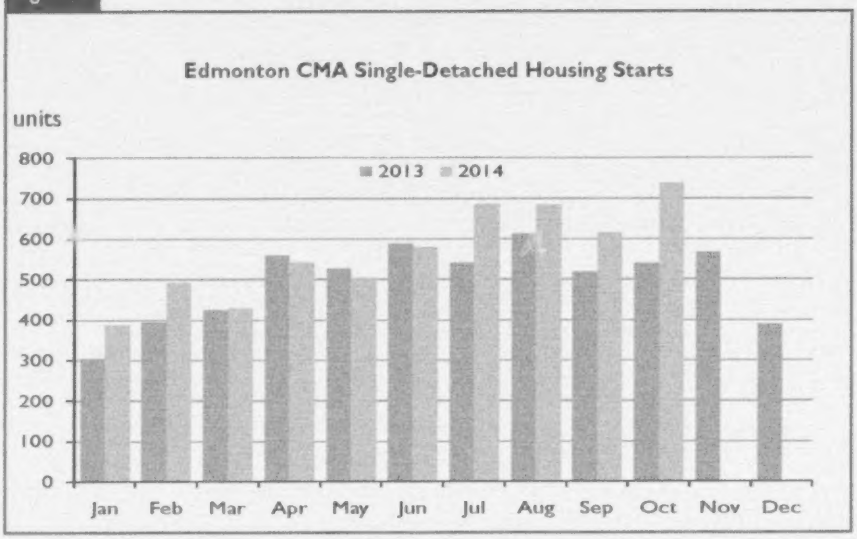
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 14,664 units in October compared to 14,682 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined to 1,247 units in October from 1,317 in the same month of the previous year. A gain in the single-detached segment was more than offset by lower multi-family housing starts. After the first ten months of 2014, total housing starts were down nine per cent from the same period of 2013.

For the fourth consecutive month, single-detached housing starts posted a double-digit year-over-year increase in October. Foundations were poured on 739 single-detached homes, up from 540 in the corresponding month of 2013. Within the City of Edmonton, 496 single-detached starts were recorded, 43 per cent higher than the 346 starts in October 2013. On a year-to-date basis, single-detached housing starts in the Edmonton CMA were up 13 per cent from the same period of 2013. Strong growth in this segment has been supported by employment growth, rising incomes, and relatively low inventory of both new single-detached homes and in the competing resale market.

There were 504 complete and unabsorbed single-detached homes in inventory in October, 16 per cent lower than in the same month of 2013. This was a result of a decline in both show homes and spec homes. Builders put the finishing touches on 486 single-detached homes in October, of which 377 were absorbed at completion. Another 131 units were absorbed from inventory in October, bringing total absorptions to 508, four per cent higher than in the same month of 2013.

Figure 2



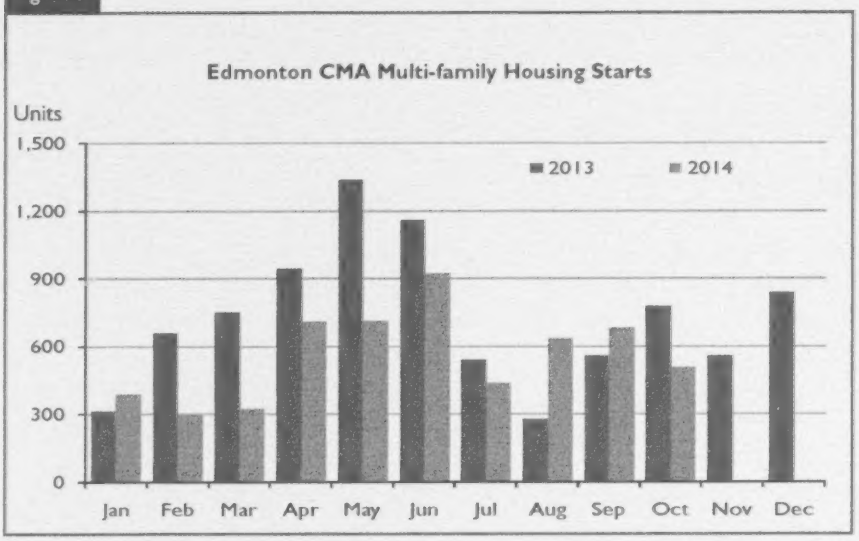
Source: CMHC

After posting two consecutive months of year-over-year declines, the average absorbed price for a single-detached home increased 12.9 per cent year-over-year in October. The average absorbed price was $615,415, up from $544,862 in the corresponding month of 2013. The increase can be partly attributable to a higher number of luxury homes being absorbed. There were 34 homes priced above one million dollars absorbed in October 2014, accounting for seven per cent of all single-detached absorptions. A year prior, homes in this price bracket accounted for four per cent of all absorptions. On a year-to-date basis, the average absorbed price was $558,348, a five per cent increase over the same period in 2013.

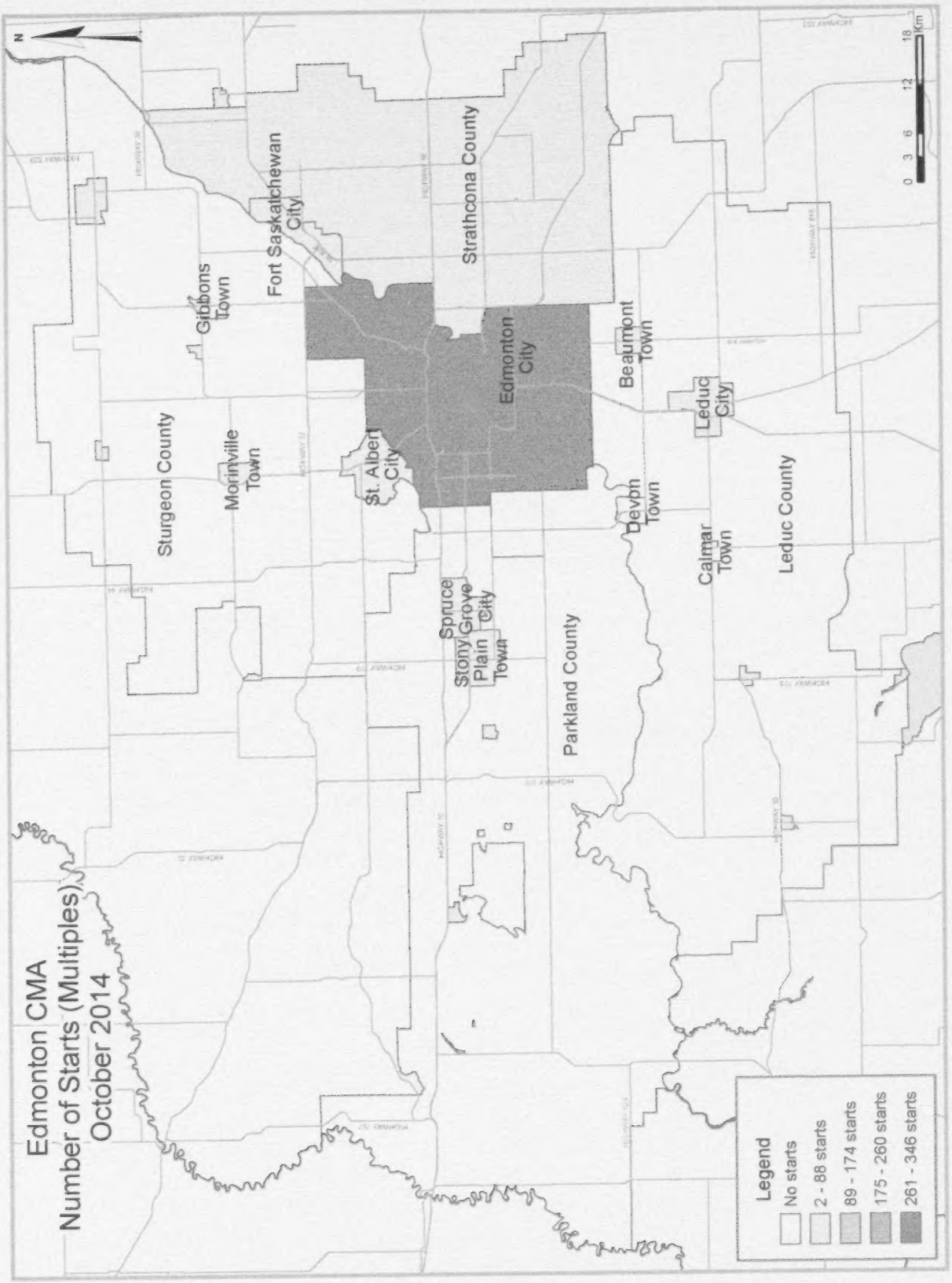
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 508 units in October 2014, down from 777 one year prior. The decline was most pronounced for apartment starts, although row starts were also down on a year-over-year basis. In contrast, semi-detached starts, at 262 units in October, were up 46 per cent from the same month of 2013. On a year-to-date basis, multi-family starts were down 24 per cent year-over-year through October. The decline in the multi-family segment in 2014 follows a near-record number of multi-family housing starts and is a result of builders ensuring that future inventory remains manageable.

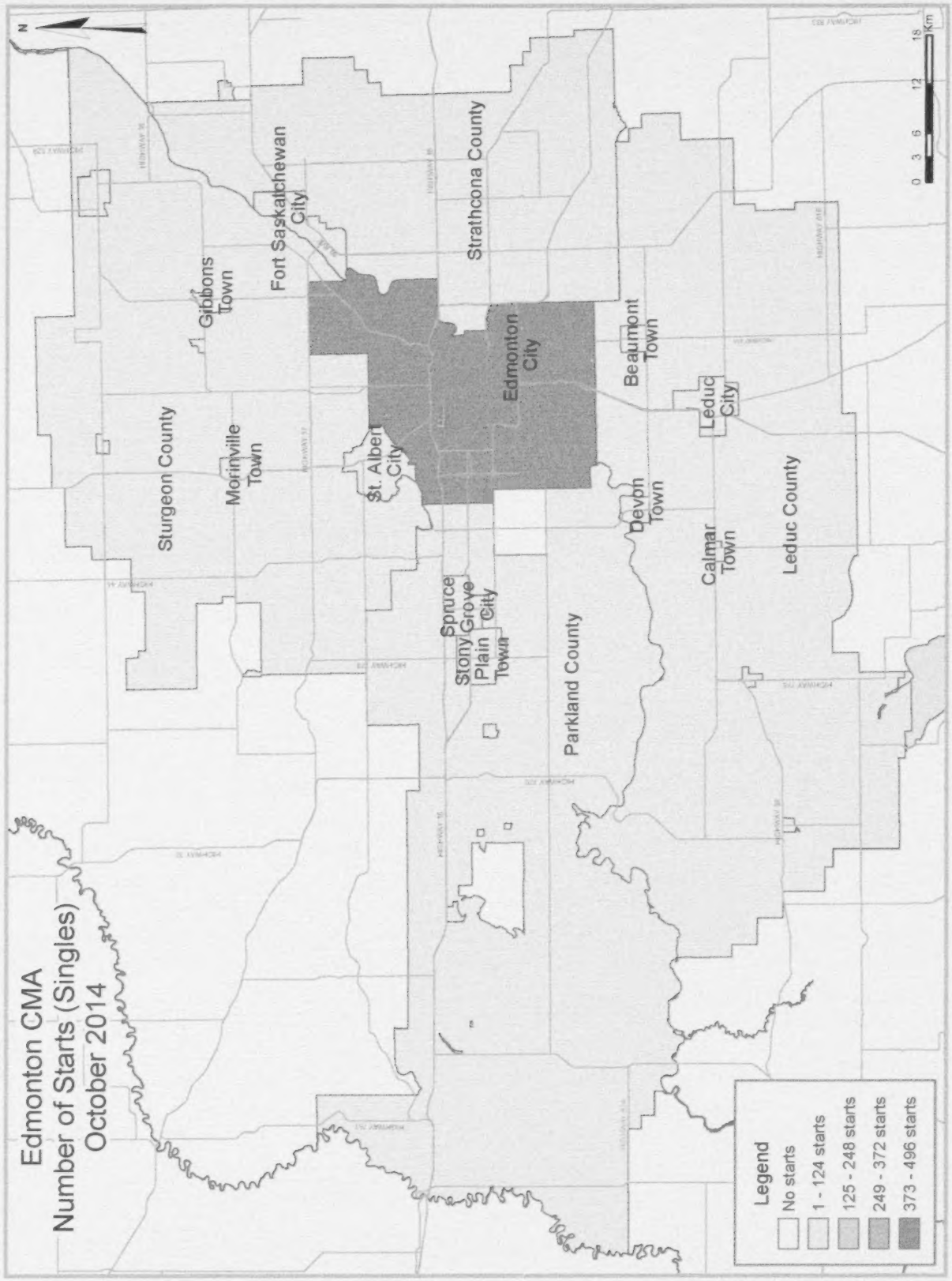
There were 421 multi-family units of ownership tenure in inventory in October, down 33 per cent from the same month of 2013. However, there were 10,220 multi-family units under construction in October, up one per cent from the same month of 2013 and well-above the preceding five-year average of 6,912. As these units move into completion, they will put upward pressure on inventory. Completions of multi-family units reached 5,447 in October, up six per cent from the same month of 2013.

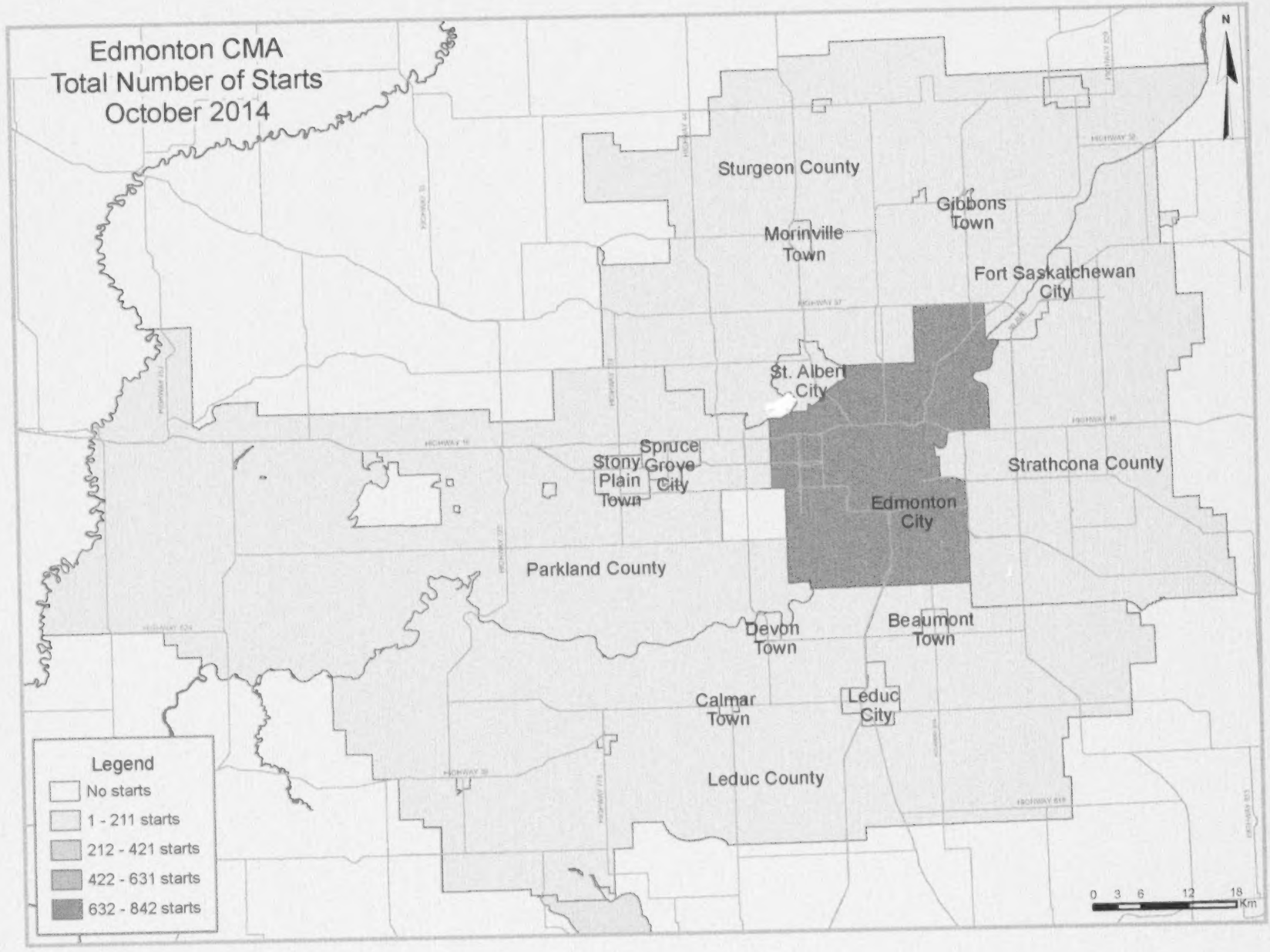
Figure 3

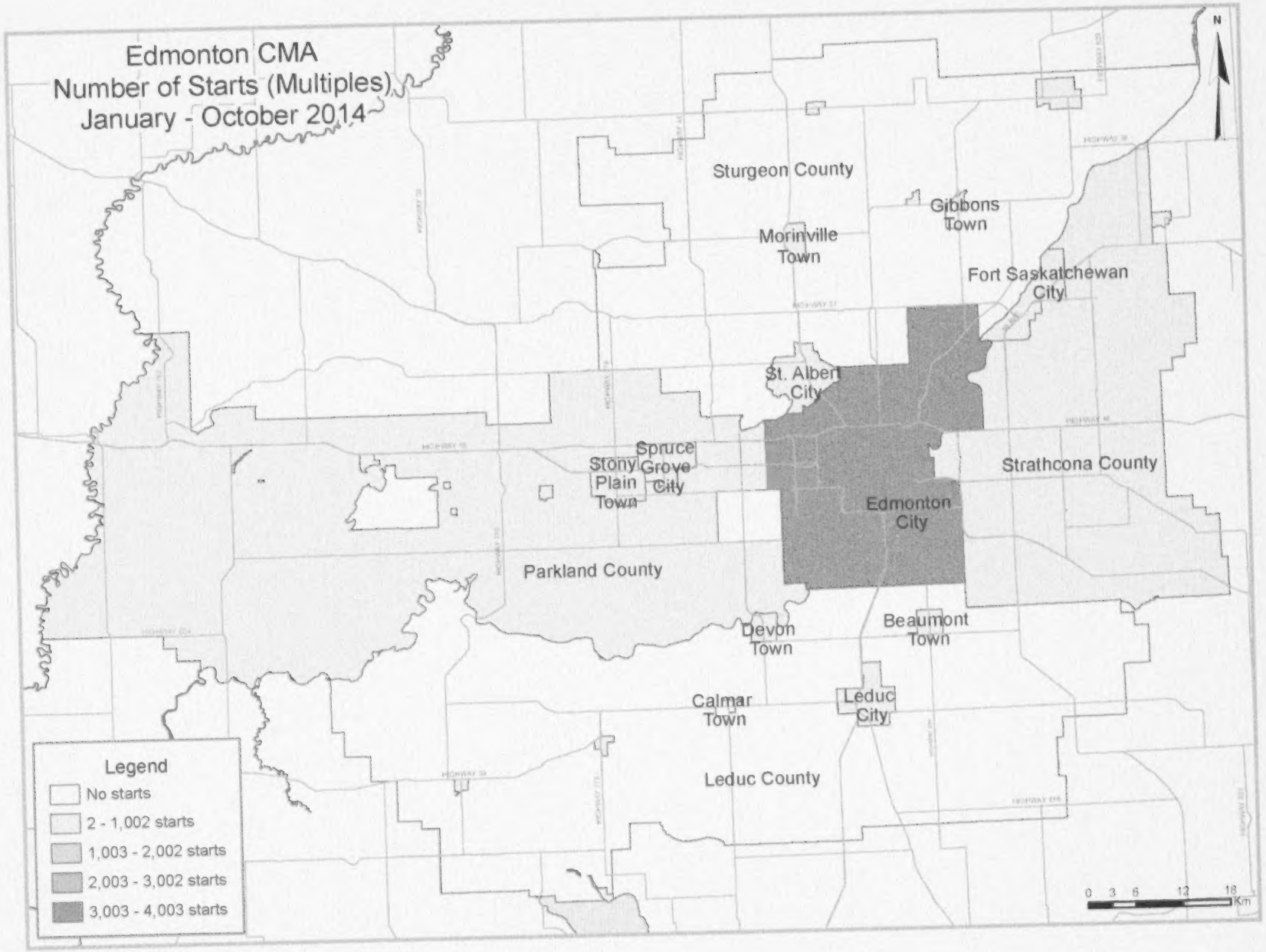


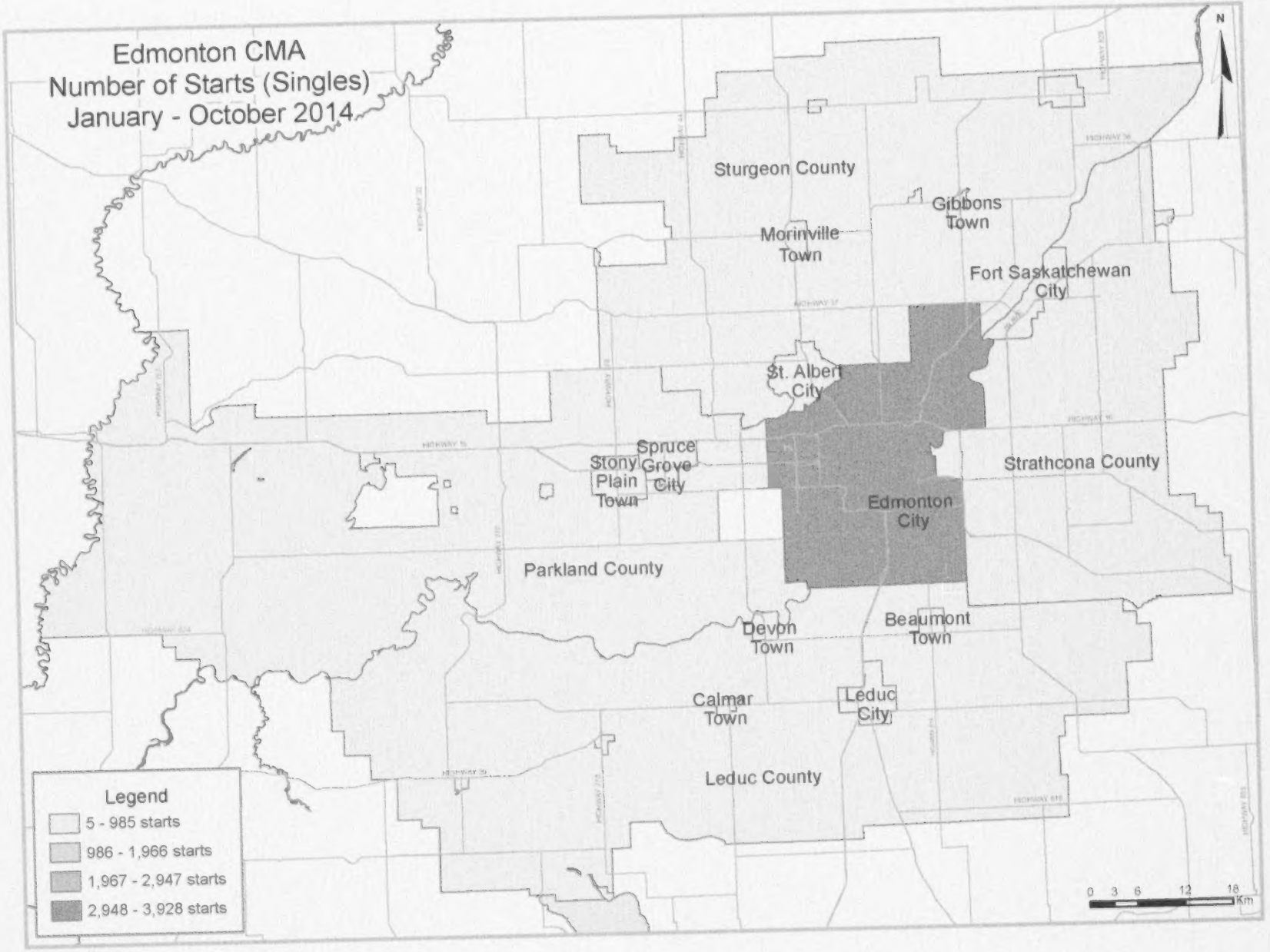
Source: CMHC

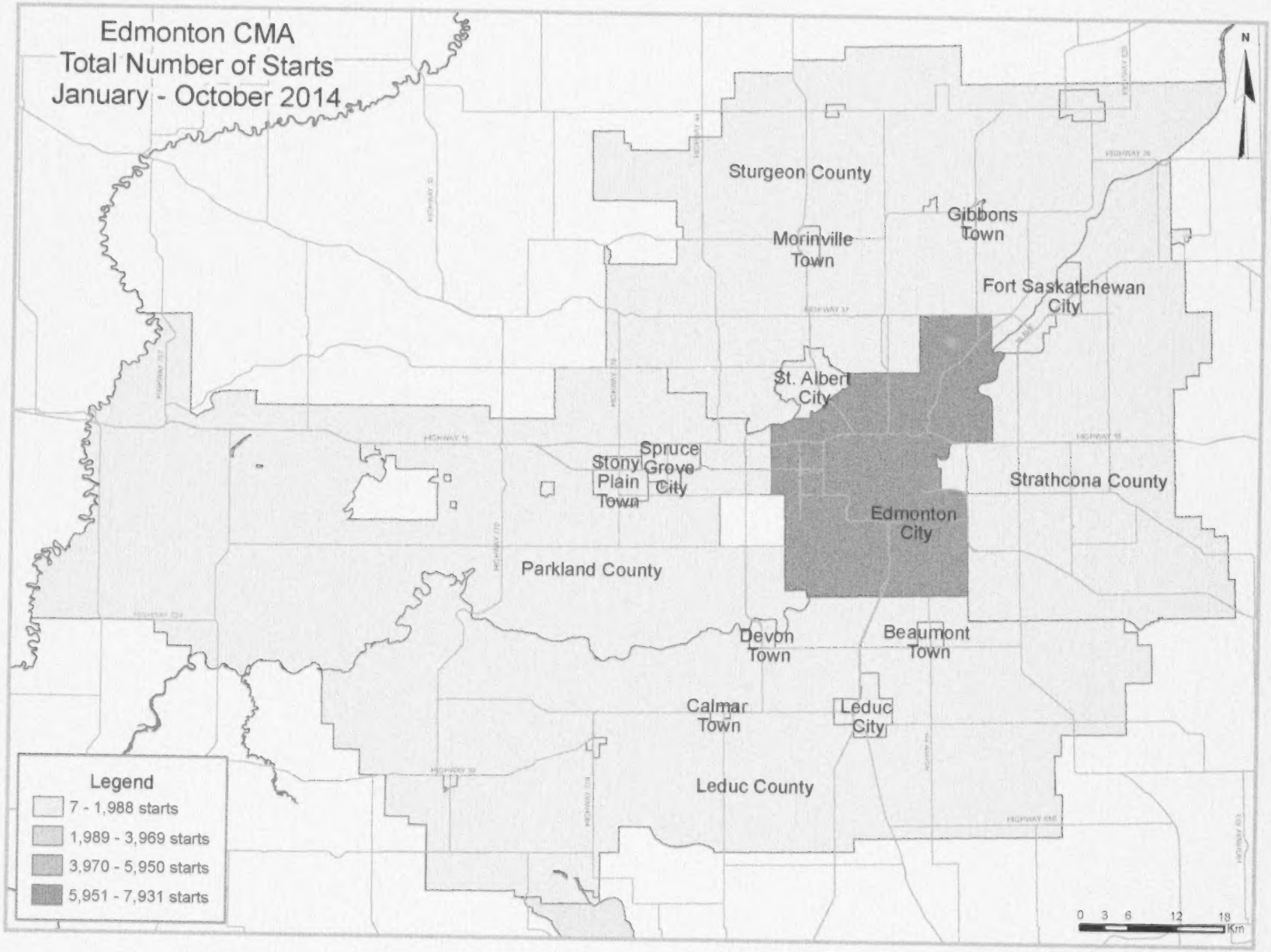

Edmonton CMA
Number of Starts (Multiples)
October 2014
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 88 starts
89 - 174 starts
175 - 260 starts
261 - 346 starts


Edmonton CMA
Number of Starts (Singles)
October 2014
N
0 3 6 12 18 Km
Legend
No starts
1 - 124 starts
125 - 248 starts
249 - 372 starts
373 - 496 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
October 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 211 starts
212 - 421 starts
422 - 631 starts
632 - 842 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - October 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 1,002 starts
1,003 - 2,002 starts
2,003 - 3,002 starts
3,003 - 4,003 starts
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - October 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
5 - 985 starts
986 - 1,966 starts
1,967 - 2,947 starts
2,948 - 3,928 starts
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - October 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
7 - 1,988 starts
1,989 - 3,969 starts
3,970 - 5,950 starts
5,951 - 7,931 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2014		
Edmonton CMA[1]	September 2014	October 2014
Trend[2]	14,682	14,664
SAAR	14,980	14,377
	October 2013	October 2014
Actual		
October - Single-Detached	540	739
October - Multiples	777	508
October - Total	1,317	1,247
January to October - Single-Detached	5,014	5,663
January to October - Multiples	7,323	5,622
January to October - Total	12,337	11,285

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	739	250	20	0	76	74	0	88	1,247
October 2013	540	170	52	0	58	196	0	301	1,317
% Change	36.9	47.1	-61.5	n/a	31.0	-62.2	n/a	-70.8	-5.3
Year-to-date 2014	5,660	2,142	376	2	695	1,339	9	1,062	11,285
Year-to-date 2013	5,012	1,660	400	2	845	2,747	83	1,588	12,337
% Change	12.9	29.0	-6.0	0.0	-17.8	-51.3	-89.2	-33.1	-8.5
UNDER CONSTRUCTION									
October 2014	4,670	1,818	426	7	1,040	4,251	21	2,665	14,898
October 2013	4,080	1,361	360	4	998	5,044	84	2,314	14,245
% Change	14.5	33.6	18.3	75.0	4.2	-15.7	-75.0	15.2	4.6
COMPLETIONS									
October 2014	486	164	30	0	39	0	0	196	915
October 2013	542	154	11	0	56	74	25	0	862
% Change	-10.3	6.5	172.7	n/a	-30.4	-100.0	-100.0	n/a	6.1
Year-to-date 2014	4,940	1,652	298	1	613	836	12	2,036	10,388
Year-to-date 2013	4,662	1,636	170	4	851	987	58	1,459	9,827
% Change	6.0	1.0	75.3	-75.0	-28.0	-15.3	-79.3	39.5	5.7
COMPLETED & NOT ABSORBED									
October 2014	503	154	23	1	78	166	n/a	n/a	925
October 2013	603	198	16	0	152	258	n/a	n/a	1,227
% Change	-16.6	-22.2	43.8	n/a	-48.7	-35.7	n/a	n/a	-24.6
ABSORBED									
October 2014	508	178	29	0	44	31	n/a	n/a	790
October 2013	487	154	10	0	33	71	n/a	n/a	755
% Change	4.3	15.6	190.0	n/a	33.3	-56.3	n/a	n/a	4.6
Year-to-date 2014	5,055	1,705	310	1	693	936	n/a	n/a	8,700
Year-to-date 2013	4,669	1,586	178	4	863	1,204	n/a	n/a	8,504
% Change	8.3	7.5	74.2	-75.0	-19.7	-22.3	n/a	n/a	2.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2014	496	140	13	0	31	74	0	88	842
October 2013	346	126	26	0	31	196	0	301	1,026
Beaumont Town									
October 2014	12	12	4	0	0	0	0	0	28
October 2013	23	8	4	0	0	0	0	0	35
Devon Town									
October 2014	1	0	0	0	0	0	0	0	1
October 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2014	19	18	0	0	17	0	0	0	54
October 2013	16	8	0	0	0	0	0	0	24
Leduc City									
October 2014	33	26	0	0	0	0	0	0	59
October 2013	25	4	18	0	0	0	0	0	47
Leduc County									
October 2014	11	0	0	0	0	0	0	0	11
October 2013	8	0	0	0	0	0	0	0	8
Morinville Town									
October 2014	7	0	0	0	4	0	0	0	11
October 2013	5	0	0	0	0	0	0	0	5
Parkland County									
October 2014	21	0	0	0	0	0	0	0	21
October 2013	17	0	0	0	0	0	0	0	17
Spruce Grove City									
October 2014	41	40	3	0	0	0	0	0	84
October 2013	25	10	4	0	12	0	0	0	51
St. Albert City									
October 2014	19	4	0	0	0	0	0	0	23
October 2013	17	0	0	0	0	0	0	0	17
Stony Plain Town									
October 2014	20	6	0	0	16	0	0	0	42
October 2013	9	2	0	0	0	0	0	0	11
Strathcona County									
October 2014	34	2	0	0	8	0	0	0	44
October 2013	30	12	0	0	15	0	0	0	57
Sturgeon County									
October 2014	16	0	0	0	0	0	0	0	16
October 2013	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
October 2014	9	2	0	0	0	0	0	0	11
October 2013	5	0	0	0	0	0	0	0	5
Edmonton CMA									
October 2014	739	250	20	0	76	74	0	88	1,247
October 2013	540	170	52	0	58	196	0	301	1,317

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2014	3,084	1,292	318	7	789	3,840	5	1,949	11,284
October 2013	2,592	1,057	188	4	830	4,658	40	1,602	10,971
Beaumont Town									
October 2014	121	30	4	0	0	0	0	0	155
October 2013	131	32	51	0	0	0	0	104	318
Devon Town									
October 2014	5	2	0	0	0	0	0	0	7
October 2013	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
October 2014	158	78	4	0	39	0	0	0	279
October 2013	156	38	0	0	4	0	40	0	238
Leduc City									
October 2014	245	136	40	0	33	160	12	0	626
October 2013	237	64	58	0	22	160	0	0	541
Leduc County									
October 2014	123	0	0	0	0	0	0	0	123
October 2013	111	0	0	0	0	0	0	0	111
Morinville Town									
October 2014	42	2	3	0	4	0	0	73	124
October 2013	27	0	11	0	7	0	0	37	82
Parkland County									
October 2014	122	4	0	0	0	0	0	0	126
October 2013	149	2	0	0	0	0	0	0	151
Spruce Grove City									
October 2014	231	154	51	0	31	0	0	247	714
October 2013	169	104	52	0	27	92	0	143	587
St. Albert City									
October 2014	136	14	0	0	62	193	0	188	593
October 2013	101	4	0	0	16	72	0	428	621
Stony Plain Town									
October 2014	74	58	6	0	23	0	0	0	161
October 2013	41	18	0	0	19	4	0	0	82
Strathcona County									
October 2014	193	46	0	0	59	58	0	208	564
October 2013	225	42	0	0	73	58	0	0	398
Sturgeon County									
October 2014	83	0	0	0	0	0	0	0	83
October 2013	86	0	0	0	0	0	0	0	86
Remainder of the CMA									
October 2014	53	2	0	0	0	0	4	0	59
October 2013	51	0	0	0	0	0	4	0	55
Edmonton CMA									
October 2014	4,670	1,818	426	7	1,040	4,251	21	2,665	14,898
October 2013	4,080	1,361	360	4	998	5,044	84	2,314	14,245

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2014	388	138	23	0	18	0	0	125	692
October 2013	391	134	0	0	49	74	0	0	648
Beaumont Town									
October 2014	8	4	0	0	0	0	0	0	12
October 2013	14	4	7	0	0	0	0	0	25
Devon Town									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	1	0	0	0	5	0	0	0	6
Fort Saskatchewan City									
October 2014	22	6	0	0	0	0	0	71	99
October 2013	25	4	0	0	2	0	19	0	50
Leduc City									
October 2014	8	6	3	0	0	0	0	0	17
October 2013	10	2	0	0	0	0	0	0	12
Leduc County									
October 2014	9	0	0	0	0	0	0	0	9
October 2013	15	0	0	0	0	0	0	0	15
Morinville Town									
October 2014	2	0	0	0	0	0	0	0	2
October 2013	8	0	0	0	0	0	6	0	14
Parkland County									
October 2014	5	0	0	0	0	0	0	0	5
October 2013	9	0	0	0	0	0	0	0	9
Spruce Grove City									
October 2014	2	0	4	0	3	0	0	0	9
October 2013	9	0	4	0	0	0	0	0	13
St. Albert City									
October 2014	9	2	0	0	10	0	0	0	21
October 2013	18	0	0	0	0	0	0	0	18
Stony Plain Town									
October 2014	0	0	0	0	4	0	0	0	4
October 2013	2	2	0	0	0	0	0	0	4
Strathcona County									
October 2014	26	8	0	0	4	0	0	0	38
October 2013	28	8	0	0	0	0	0	0	36
Sturgeon County									
October 2014	7	0	0	0	0	0	0	0	7
October 2013	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	5	0	0	0	0	0	0	0	5
Edmonton CMA									
October 2014	486	164	30	0	39	0	0	196	915
October 2013	542	154	11	0	56	74	25	0	862

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2014	258	110	11	1	30	121	n/a	n/a	531
October 2013	328	131	7	0	92	179	n/a	n/a	737
Beaumont Town									
October 2014	20	0	1	0	0	0	n/a	n/a	21
October 2013	34	2	1	0	0	0	n/a	n/a	37
Devon Town									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	4	0	0	0	3	0	n/a	n/a	7
Fort Saskatchewan City									
October 2014	43	11	0	0	1	0	n/a	n/a	55
October 2013	30	8	0	0	3	4	n/a	n/a	45
Leduc City									
October 2014	30	4	10	0	17	0	n/a	n/a	61
October 2013	35	11	0	0	0	0	n/a	n/a	46
Leduc County									
October 2014	7	0	0	0	0	0	n/a	n/a	7
October 2013	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
October 2014	2	0	0	0	0	0	n/a	n/a	2
October 2013	17	1	4	0	16	0	n/a	n/a	38
Parkland County									
October 2014	10	2	0	0	0	0	n/a	n/a	12
October 2013	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
October 2014	45	15	1	0	5	45	n/a	n/a	111
October 2013	32	14	4	0	19	0	n/a	n/a	69
St. Albert City									
October 2014	36	2	0	0	6	0	n/a	n/a	44
October 2013	37	0	0	0	0	18	n/a	n/a	55
Stony Plain Town									
October 2014	16	3	0	0	9	0	n/a	n/a	28
October 2013	26	26	0	0	13	42	n/a	n/a	107
Strathcona County									
October 2014	30	7	0	0	10	0	n/a	n/a	47
October 2013	41	5	0	0	6	15	n/a	n/a	67
Sturgeon County									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
October 2014	6	0	0	0	0	0	n/a	n/a	6
October 2013	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
October 2014	503	154	23	1	78	166	n/a	n/a	925
October 2013	603	198	16	0	152	258	n/a	n/a	1,227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2014	384	133	20	0	20	29	n/a	n/a	586
October 2013	323	120	0	0	26	60	n/a	n/a	529
Beaumont Town									
October 2014	13	6	0	0	0	0	n/a	n/a	19
October 2013	23	4	7	0	0	0	n/a	n/a	34
Devon Town									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	1	0	0	0	2	0	n/a	n/a	3
Fort Saskatchewan City									
October 2014	21	7	0	0	0	0	n/a	n/a	28
October 2013	30	5	0	0	1	1	n/a	n/a	37
Leduc City									
October 2014	11	7	3	0	0	0	n/a	n/a	21
October 2013	11	4	0	0	0	0	n/a	n/a	15
Leduc County									
October 2014	8	0	0	0	0	0	n/a	n/a	8
October 2013	15	0	0	0	0	0	n/a	n/a	15
Morinville Town									
October 2014	2	0	1	0	0	0	n/a	n/a	3
October 2013	5	1	0	0	0	0	n/a	n/a	6
Parkland County									
October 2014	7	0	0	0	0	0	n/a	n/a	7
October 2013	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
October 2014	10	7	5	0	3	2	n/a	n/a	27
October 2013	13	5	3	0	0	0	n/a	n/a	21
St. Albert City									
October 2014	10	2	0	0	13	0	n/a	n/a	25
October 2013	12	0	0	0	0	0	n/a	n/a	12
Stony Plain Town									
October 2014	6	4	0	0	4	0	n/a	n/a	14
October 2013	6	8	0	0	0	0	n/a	n/a	14
Strathcona County									
October 2014	29	12	0	0	4	0	n/a	n/a	45
October 2013	28	7	0	0	4	10	n/a	n/a	49
Sturgeon County									
October 2014	7	0	0	0	0	0	n/a	n/a	7
October 2013	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	5	0	0	0	0	0	n/a	n/a	5
Edmonton CMA									
October 2014	508	178	29	0	44	31	n/a	n/a	790
October 2013	487	154	10	0	33	71	n/a	n/a	755

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Edmonton City	496	346	140	130	44	53	162	497	842	1,026	-17.9
Beaumont Town	12	23	12	8	4	4	0	0	28	35	-20.0
Calmar Town	7	0	0	0	0	0	0	0	7	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	19	16	22	8	13	0	0	0	54	24	125.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	33	25	26	4	0	18	0	0	59	47	25.5
Leduc County	11	8	0	0	0	0	0	0	11	8	37.5
Morinville Town	7	5	0	0	4	0	0	0	11	5	120.0
Parkland County	21	17	0	0	0	0	0	0	21	17	23.5
Spruce Grove City	41	25	40	10	3	16	0	0	84	51	64.7
St. Albert City	19	17	4	0	0	0	0	0	23	17	35.3
Stony Plain Town	20	9	6	2	16	0	0	0	42	11	**
Strathcona County	34	30	10	18	0	9	0	0	44	57	-22.8
Sturgeon County	16	14	0	0	0	0	0	0	16	14	14.3
Remainder of the CMA	2	4	2	0	0	0	0	0	4	4	0.0
Edmonton CMA	739	540	262	180	84	100	162	497	1,247	1,317	-5.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	3,928	3,319	1,572	1,308	645	873	1,786	3,458	7,931	8,958	-11.5
Beaumont Town	113	123	34	36	7	51	0	104	154	314	-51.0
Calmar Town	26	13	0	0	0	0	0	0	26	13	100.0
Devon Town	5	2	2	0	0	0	0	0	7	2	**
Fort Saskatchewan City	229	195	118	52	29	59	0	0	376	306	22.9
Gibbons Town	7	19	0	0	0	0	0	0	7	19	-63.2
Leduc City	236	242	150	74	82	67	0	0	468	383	22.2
Leduc County	90	95	0	0	0	0	0	0	90	95	-5.3
Morinville Town	48	37	2	2	7	23	36	37	93	99	-6.1
Parkland County	136	147	6	2	0	0	0	0	142	149	-4.7
Spruce Grove City	283	206	172	132	99	98	104	143	658	579	13.6
St. Albert City	165	130	60	20	22	0	231	500	478	650	-26.5
Stony Plain Town	88	68	64	34	28	3	0	4	180	109	65.1
Strathcona County	199	300	102	102	18	52	208	58	527	512	2.9
Sturgeon County	91	99	0	0	0	0	0	0	91	99	-8.1
Remainder of the CMA	19	19	2	0	0	0	36	31	57	50	14.0
Edmonton CMA	5,663	5,014	2,284	1,762	937	1,226	2,401	4,335	11,285	12,337	-8.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Edmonton City	44	53	0	0	74	196	88	301
Beaumont Town	4	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	18	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	16	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	16	0	0	0	0	0	0	0
Strathcona County	0	9	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	84	100	0	0	74	196	88	301

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	645	851	0	22	1,218	2,582	568	876
Beaumont Town	7	51	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	29	0	0	59	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	74	67	8	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	23	0	0	0	0	36	37
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	99	98	0	0	0	0	104	143
St. Albert City	22	0	0	0	121	72	110	428
Stony Plain Town	28	3	0	0	0	4	0	0
Strathcona County	18	52	0	0	0	58	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	31	36	0
Edmonton CMA	929	1,145	8	81	1,339	2,747	1,062	1,588

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Edmonton City	649	498	105	227	88	301	842	1,026
Beaumont Town	28	35	0	0	0	0	28	35
Calmar Town	7	0	0	0	0	0	7	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	37	24	17	0	0	0	54	24
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	59	47	0	0	0	0	59	47
Leduc County	11	8	0	0	0	0	11	8
Morinville Town	7	5	4	0	0	0	11	5
Parkland County	21	17	0	0	0	0	21	17
Spruce Grove City	84	39	0	12	0	0	84	51
St. Albert City	23	17	0	0	0	0	23	17
Stony Plain Town	26	11	16	0	0	0	42	11
Strathcona County	36	42	8	15	0	0	44	57
Sturgeon County	16	14	0	0	0	0	16	14
Remainder of the CMA	4	4	0	0	0	0	4	4
Edmonton CMA	1,009	762	150	254	88	301	1,247	1,317

Table 2.5: Starts by Submarket and by Intended Market January - October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	5,677	4,774	1,685	3,284	569	900	7,931	8,958
Beaumont Town	154	210	0	0	0	104	154	314
Calmar Town	26	13	0	0	0	0	26	13
Devon Town	7	2	0	0	0	0	7	2
Fort Saskatchewan City	337	245	39	2	0	59	376	306
Gibbons Town	7	19	0	0	0	0	7	19
Leduc City	427	371	33	12	8	0	468	383
Leduc County	90	95	0	0	0	0	90	95
Morinville Town	53	54	4	8	36	37	93	99
Parkland County	142	149	0	0	0	0	142	149
Spruce Grove City	532	418	22	18	104	143	658	579
St. Albert City	185	134	183	88	110	428	478	650
Stony Plain Town	158	102	22	7	0	0	180	109
Strathcona County	271	368	48	144	208	0	527	512
Sturgeon County	91	99	0	0	0	0	91	99
Remainder of the CMA	21	19	0	31	36	0	57	50
Edmonton CMA	8,178	7,072	2,036	3,594	1,071	1,671	11,285	12,337

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Edmonton City	388	391	138	134	41	49	125	74	692	648	6.8
Beaumont Town	8	14	4	4	0	7	0	0	12	25	-52.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	1	0	0	0	5	0	0	0	6	-100.0
Fort Saskatchewan City	22	25	6	6	0	19	71	0	99	50	98.0
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	8	10	6	2	3	0	0	0	17	12	41.7
Leduc County	9	15	0	0	0	0	0	0	9	15	-40.0
Morinville Town	2	8	0	0	0	6	0	0	2	14	-85.7
Parkland County	5	9	0	0	0	0	0	0	5	9	-44.4
Spruce Grove City	2	9	0	0	7	4	0	0	9	13	-30.8
St. Albert City	9	18	12	0	0	0	0	0	21	18	16.7
Stony Plain Town	0	2	0	2	4	0	0	0	4	4	0.0
Strathcona County	26	28	12	8	0	0	0	0	38	36	5.6
Sturgeon County	7	7	0	0	0	0	0	0	7	7	0.0
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
Edmonton CMA	486	542	178	156	55	90	196	74	915	862	6.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	3,373	3,022	1,312	1,272	467	683	2,036	2,026	7,188	7,003	2.6
Beaumont Town	111	164	42	28	42	11	104	0	299	203	47.3
Calmar Town	17	12	0	0	0	8	0	0	17	20	-15.0
Devon Town	2	9	0	0	0	5	0	0	2	14	-85.7
Fort Saskatchewan City	205	187	76	62	0	23	142	0	423	272	55.5
Gibbons Town	17	15	0	0	0	0	0	0	17	15	13.3
Leduc City	205	205	70	88	89	31	0	0	364	324	12.3
Leduc County	79	88	0	0	0	0	0	0	79	88	-10.2
Morinville Town	35	49	0	4	16	32	0	0	51	85	-40.0
Parkland County	157	143	2	8	0	0	0	0	159	151	5.3
Spruce Grove City	220	153	132	126	100	83	92	202	544	564	-3.5
St. Albert City	132	136	54	10	0	0	428	118	614	264	132.6
Stony Plain Town	63	82	22	64	18	16	34	0	137	162	-15.4
Strathcona County	208	271	96	100	37	61	0	69	341	501	-31.9
Sturgeon County	97	100	0	0	0	0	0	0	97	100	-3.0
Remainder of the CMA	20	30	0	0	0	0	36	31	56	61	-8.2
Edmonton CMA	4,941	4,666	1,806	1,762	769	953	2,872	2,446	10,388	9,827	5.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Edmonton City	41	49	0	0	0	74	125	0
Beaumont Town	0	7	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	19	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	6	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	55	65	0	25	0	74	196	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	461	668	6	15	744	987	1,292	1,039
Beaumont Town	42	11	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	19	0	0	142	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	89	31	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	20	0	12	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	100	83	0	0	92	0	0	202
St. Albert City	0	0	0	0	0	0	428	118
Stony Plain Town	18	16	0	0	0	0	34	0
Strathcona County	37	61	0	0	0	0	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	36	31
Edmonton CMA	763	899	6	54	836	987	2,036	1,459

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Edmonton City	549	525	18	123	125	0	692	648
Beaumont Town	12	25	0	0	0	0	12	25
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	1	0	5	0	0	0	6
Fort Saskatchewan City	28	29	0	2	71	19	99	50
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	17	12	0	0	0	0	17	12
Leduc County	9	15	0	0	0	0	9	15
Morinville Town	2	8	0	0	0	6	2	14
Parkland County	5	9	0	0	0	0	5	9
Spruce Grove City	6	13	3	0	0	0	9	13
St. Albert City	11	18	10	0	0	0	21	18
Stony Plain Town	0	4	4	0	0	0	4	4
Strathcona County	34	36	4	0	0	0	38	36
Sturgeon County	7	7	0	0	0	0	7	7
Remainder of the CMA	0	2	0	0	0	0	0	2
Edmonton CMA	680	707	39	130	196	25	915	862

Table 3.5: Completions by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	4,710	4,309	1,174	1,636	1,304	1,058	7,188	7,003
Beaumont Town	195	203	0	0	104	0	299	203
Calmar Town	17	12	0	0	0	8	17	20
Devon Town	2	9	0	5	0	0	2	14
Fort Saskatchewan City	279	246	2	7	142	19	423	272
Gibbons Town	17	15	0	0	0	0	17	15
Leduc City	335	301	29	23	0	0	364	324
Leduc County	79	88	0	0	0	0	79	88
Morinville Town	47	65	4	8	0	12	51	85
Parkland County	159	151	0	0	0	0	159	151
Spruce Grove City	434	338	110	24	0	202	544	564
St. Albert City	142	146	44	0	428	118	614	264
Stony Plain Town	85	146	18	16	34	0	137	162
Strathcona County	272	309	69	123	0	69	341	501
Sturgeon County	97	100	0	0	0	0	97	100
Remainder of the CMA	20	30	0	0	36	31	56	61
Edmonton CMA	6,890	6,468	1,450	1,842	2,048	1,517	10,388	9,827

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2014	31	8.1	103	27.0	103	27.0	59	15.5	85	22.3	381	504,900	628,652
October 2013	25	7.9	107	34.0	112	35.6	26	8.3	45	14.3	315	467,700	546,247
Year-to-date 2014	179	5.3	1,026	30.2	1,103	32.5	535	15.7	555	16.3	3,398	493,950	561,883
Year-to-date 2013	272	9.3	1,103	37.9	880	30.2	268	9.2	391	13.4	2,914	456,489	536,558
Beaumont Town													
October 2014	0	0.0	6	46.2	3	23.1	4	30.8	0	0.0	13	461,000	488,357
October 2013	1	4.3	6	26.1	14	60.9	2	8.7	0	0.0	23	478,888	479,646
Year-to-date 2014	4	3.1	50	39.4	47	37.0	22	17.3	4	3.1	127	474,499	487,394
Year-to-date 2013	3	1.9	55	35.3	66	42.3	30	19.2	2	1.3	156	481,245	484,294
Calmar Town													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	313,250	316,008
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Devon Town													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	1	16.7	1	16.7	3	50.0	1	16.7	0	0.0	6	--	--
Fort Saskatchewan City													
October 2014	2	9.5	4	19.0	8	38.1	5	23.8	2	9.5	21	471,000	548,462
October 2013	1	3.3	13	43.3	10	33.3	4	13.3	2	6.7	30	453,250	477,783
Year-to-date 2014	8	4.1	73	37.4	68	34.9	30	15.4	16	8.2	195	461,000	502,573
Year-to-date 2013	23	10.9	109	51.7	50	23.7	15	7.1	14	6.6	211	429,000	455,797
Gibbons Town													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	8	47.1	9	52.9	0	0.0	0	0.0	0	0.0	17	360,000	358,000
Year-to-date 2013	6	40.0	5	33.3	4	26.7	0	0.0	0	0.0	15	359,900	370,520
Leduc City													
October 2014	2	18.2	7	63.6	2	18.2	0	0.0	0	0.0	11	381,020	389,691
October 2013	3	27.3	4	36.4	3	27.3	1	9.1	0	0.0	11	407,124	422,886
Year-to-date 2014	54	26.0	71	34.1	61	29.3	21	10.1	1	0.5	208	412,800	432,523
Year-to-date 2013	48	23.6	86	42.4	47	23.2	14	6.9	8	3.9	203	413,042	432,621
Leduc County													
October 2014	1	12.5	1	12.5	1	12.5	3	37.5	2	25.0	8	--	--
October 2013	1	6.7	2	13.3	4	26.7	1	6.7	7	46.7	15	594,000	620,779
Year-to-date 2014	7	9.1	14	18.2	16	20.8	21	27.3	19	24.7	77	581,311	566,175
Year-to-date 2013	10	11.6	15	17.4	26	30.2	13	15.1	22	25.6	86	506,350	537,781
Morinville Town													
October 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	2	4.2	38	79.2	7	14.6	1	2.1	0	0.0	48	406,500	412,483
Year-to-date 2013	2	4.4	36	80.0	6	13.3	1	2.2	0	0.0	45	404,000	411,422

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2014	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	11	17.5	0	0.0	5	7.9	6	9.5	41	65.1	63	775,000	785,750
Year-to-date 2013	7	13.7	4	7.8	1	2.0	10	19.6	29	56.9	51	749,900	729,063
Spruce Grove City													
October 2014	0	0.0	1	10.0	6	60.0	2	20.0	1	10.0	10	492,400	525,123
October 2013	5	38.5	2	15.4	4	30.8	1	7.7	1	7.7	13	449,000	438,732
Year-to-date 2014	22	10.9	75	37.1	68	33.7	24	11.9	13	6.4	202	453,632	467,001
Year-to-date 2013	27	16.6	60	36.8	49	30.1	19	11.7	8	4.9	163	439,900	452,728
St. Albert City													
October 2014	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	654,900	742,720
October 2013	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	730,600	771,440
Year-to-date 2014	0	0.0	5	3.8	30	22.6	46	34.6	52	39.1	133	619,900	661,606
Year-to-date 2013	0	0.0	11	8.5	46	35.7	21	16.3	51	39.5	129	583,000	626,937
Stony Plain Town													
October 2014	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
October 2013	0	0.0	4	80.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2014	7	11.5	20	32.8	19	31.1	6	9.8	9	14.8	61	469,900	522,942
Year-to-date 2013	14	17.7	44	55.7	12	15.2	2	2.5	7	8.9	79	399,900	442,988
Strathcona County													
October 2014	0	0.0	1	3.8	10	38.5	7	26.9	8	30.8	26	570,000	742,462
October 2013	0	0.0	4	16.7	10	41.7	2	8.3	8	33.3	24	522,500	651,125
Year-to-date 2014	0	0.0	13	6.4	83	40.9	52	25.6	55	27.1	203	560,000	741,133
Year-to-date 2013	5	1.8	56	19.9	110	39.1	51	18.1	59	21.0	281	515,000	630,050
Sturgeon County													
October 2014	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
October 2013	1	14.3	1	14.3	0	0.0	2	28.6	3	42.9	7	--	--
Year-to-date 2014	12	14.0	5	5.8	16	18.6	21	24.4	32	37.2	86	610,000	626,605
Year-to-date 2013	9	9.1	7	7.1	24	24.2	28	28.3	31	31.3	99	590,000	635,095
Remainder of the CMA													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	4	25.0	6	37.5	1	6.3	2	12.5	3	18.8	16	399,750	488,688
Year-to-date 2013	10	50.0	3	15.0	0	0.0	4	20.0	3	15.0	20	349,950	502,837
Edmonton CMA													
October 2014	40	8.1	130	26.3	135	27.3	84	17.0	105	21.3	494	504,671	615,415
October 2013	41	8.8	148	31.6	161	34.4	40	8.5	78	16.7	468	471,855	544,862
Year-to-date 2014	328	6.8	1,414	29.1	1,526	31.4	787	16.2	800	16.5	4,855	494,200	558,556
Year-to-date 2013	446	10.0	1,595	35.7	1,324	29.6	477	10.7	625	14.0	4,467	460,100	531,871

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2014

Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	628,652	546,247	15.1	561,883	536,558	4.7
Beaumont Town	488,357	479,646	1.8	487,394	484,294	0.6
Calmar Town	--	--	n/a	316,008	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	548,462	477,783	14.8	502,573	455,797	10.3
Gibbons Town	--	--	n/a	358,000	370,520	-3.4
Leduc City	389,691	422,886	-7.8	432,523	432,621	0.0
Leduc County	--	620,779	n/a	566,175	537,781	5.3
Morinville Town	--	--	n/a	412,483	411,422	0.3
Parkland County	--	--	n/a	785,750	729,063	7.8
Spruce Grove City	525,123	438,732	19.7	467,001	452,728	3.2
St. Albert City	742,720	771,440	-3.7	661,606	626,937	5.5
Stony Plain Town	--	--	n/a	522,942	442,988	18.0
Strathcona County	742,462	651,125	14.0	741,133	630,050	17.6
Sturgeon County	--	--	n/a	626,605	635,095	-1.3
Remainder of the CMA	--	--	n/a	488,688	502,837	-2.8
Edmonton CMA	615,415	544,862	12.9	558,556	531,871	5.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,502	2,282	2,495	60.2	343,545	6.2	356,505
	February	1,254	-3.6	1,542	2,178	2,390	64.5	357,061	6.8	360,652
	March	1,748	6.3	1,660	2,950	2,617	63.4	358,464	2.2	354,706
	April	2,098	14.1	1,634	3,436	2,712	60.3	362,586	3.9	354,681
	May	2,235	3.9	1,688	3,869	2,717	62.1	368,345	5.0	356,789
	June	2,188	6.6	1,660	3,384	2,660	62.4	367,489	4.0	358,142
	July	2,081	-2.6	1,659	3,102	2,665	62.3	359,574	4.1	356,466
	August	1,736	-1.0	1,758	2,619	2,617	67.2	362,418	3.9	361,023
	September	1,778	3.9	1,681	2,519	2,468	68.1	367,381	5.0	365,144
	October	1,611	-4.2	1,714	2,334	2,636	65.0	359,579	8.2	367,027
	November									
	December									
	Q3 2013	5,601	20.9		8,013			347,809	4.7	
	Q3 2014	5,595	-0.1		8,240			362,937	4.3	
	YTD 2013	17,345	10.3		27,508			345,257	3.1	
	YTD 2014	17,716	2.1		28,673			361,897	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2014

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24	90.8	129.6	728	5.5	73.5	1,063
	February	595	3.14	5.24	90.9	130.4	731	5.1	73.5	1,073
	March	581	3.14	4.99	90.9	132.5	737	4.8	73.6	1,072
	April	570	3.14	4.79	90.7	131.9	743	4.8	74.0	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.2	74.2	1,062
	June	570	3.14	4.79	91.1	132.1	744	5.5	74.1	1,063
	July	570	3.14	4.79	91.1	132.4	744	5.5	73.8	1,063
	August	570	3.14	4.79	91.3	132.2	741	5.6	73.3	1,063
	September	570	3.14	4.79	91.5	132.3	739	5.6	73.0	1,069
	October	570	3.14	4.79		132.8	742	5.4	72.9	1,065
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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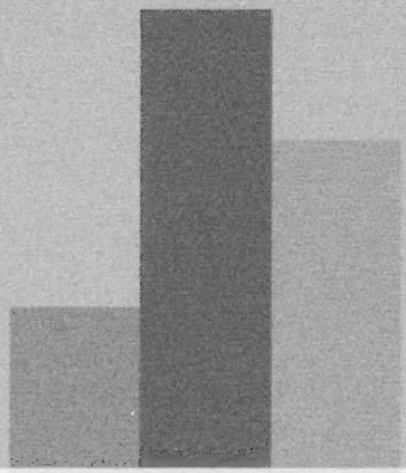

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